



Town of New Windsor

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OFFICE OF THE PLANNING BOARD

WEDNESDAY, JUNE 28, 2006 — 7:30 PM
TENTATIVE AGENDA

CALL TO ORDER

ROLL CALL

ZBA REFERRAL:

1. **MORONEY'S CYCLE SHOP (06-23) RT. 300 (SHAW)** Proposed combining of two lots and proposed 4,950 s.f. building for motor vehicle sales with 23 parking spaces.

PUBLIC HEARINGS:

2. **JACOPINO (for FARICELLIA'S MARKET) (05-12) WALSH AVE. (COPPOLA)**
Proposed two additional apartment units in a new second story on existing deli building.

REGULAR ITEMS:

3. **NEW WINDSOR BUSINESS PARK LOT LINE CHANGE (06-21) – RT. 300 (DEWKETT)** Proposed Lot Line Change to accommodate 6,106 s.f. office addition to existing building
4. **NEW WINDSOR BUSINESS PARK SITE PLAN AMENDMENT (06-20) – RT. 300 (DEWKETT)** Proposed 6,106 s.f. office addition to existing building
5. **NEXTEL (06-22) CHALEFF LANE (off Rt. 32) (WARDEN)** Proposed wireless tower with associated equipment.
6. **APPLE RIDGE SUBDIVISION (06-24) SHAW ROAD (ESPOSITO & ASSOC.)**
Proposed 49-lot residential subdivision.

DISCUSSION

ADJOURNMENT

June 28, 2006

1

TOWN OF NEW WINDSOR

PLANNING BOARD

JUNE 28, 2006

MEMBERS PRESENT: JERRY ARGENIO, CHAIRMAN
HOWARD BROWN
JOSEPH MINUTA
DANIEL GALLAGHER

ALSO PRESENT: MARK EDSALL, P.E.
PLANNING BOARD ENGINEER

MICHAEL BABCOCK
BUILDING INSPECTOR

MYRA MASON
PLANNING BOARD SECRETARY

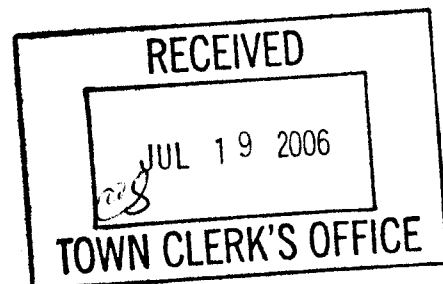
ANDREW KRIEGER, ESQ.
PLANNING BOARD ATTORNEY

ABSENT: NEIL SCHLESINGER
HENRY VAN LEEUWEN
HENRY SCHEIBLE

REGULAR_MEETING

MR. ARGENIO: I'd like to call to order the June 28, 2006 meeting of the New Windsor Planning Board. Please stand for the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was



June 28, 2006

2

recited.)

MR. ARGENTIO: Tonight we have Michael Babcock with us, Mark Edsall, Franny's here, Mr. Van Leeuwen and Mr. Schlesinger offer their apologies so I brought Danny Gallagher up from an alternate member. We have a quorum, we have four people so we're going to conduct this meeting.

ZBA_REFERRAL:

MORONEY'S_CYCLE_SHOP_(06-23)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. ARGENIO: Moroney's Cycle Shop represented by Greg Shaw. Plan proposes combining of two lots proposed 4,950 square foot building for motor vehicle sales with 23 parking places. Greg Shaw is here to represent this. Greg, go ahead, it's yours. For the members' benefit, this is for a ZBA referral, they need some variances that I'm sure Greg is going to tell us about.

MR. SHAW: Back in 1993, I represented the Moroneys for some additions on their existing facility from which I got site plan approval from this planning board and also variances from the Zoning Board of Appeals. At that point, we were consistent with zoning and now 13 years later my client has purchased an additional parcel to the north of him which has road frontage of approximately 100 feet and he wants to incorporate it into the parent parcel of the Moroney Cycle Shop giving him more land and on that he wants to install a two story building 2,800 square feet ground coverage, a total square footage of 4,950 square feet for a new motor vehicle sales building. What he would like to do is take a certain number of brands of motorcycles from his existing building and move them over to a separate facility. When I originally laid out the plan, I felt we were pretty confident that we still complied with zoning until I got into the zoning ordinance and found that there is now a definition for motor vehicle sales which where previously you only needed one acre to comply with zoning, now you need 5, so with that, there's a whole host of variances I'm going to need all over again above and beyond that what I obtained for the facility back in 1993.

MR. ARGENIO: It's interesting Greg cause it seems to me that probably spins around automobile sales, is that right, does that logic make sense?

MR. BABCOCK: Well, there's no motorcycle sales so I would say yes.

MR. SHAW: Mike, I think if you were to go to the definition of motor vehicle sales it has the word motorcycles in it so it's pretty clear.

MR. BABCOCK: Yeah but the five acre requirement wouldn't be for motorcycles, it would be for cars or RVs.

MR. ARGENIO: No separate distinction.

MR. MINUTA: This isn't for cars, strictly motorcycles?

MR. SHAW: Correct. So what we need are six variances, one for minimum lot area, again, we're obligated to provide 5 even with the additional parcel we only have 1.6, we need a side yard setback for one for two side yard setbacks, rear yard, a maximum building height and a developmental coverage only 4/10 of one percent so we're coming before this board tonight for a referral to the zoning board so hopefully we obtain these necessary variances and come back to this board and pick up with the site plan review.

MR. ARGENIO: Are you going to combine the lots?

MR. SHAW: Yes and there's a note on the drawing lot line being extinguished, yes.

MR. ARGENIO: There's not a lot to do here for us in my estimation, I think that certainly we're going to have the opportunity to look at this again and we all know that Mr. Shaw is fairly complete when he puts things together. Mark has reviewed it and per my instructions

to him he's not gone to a great detail because they need to go to zoning. So unless anybody else has any comment, I'll accept a motion that we determine this application as incomplete at this time.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board determine Moroney's Cycle Shop site plan is deemed incomplete at this time which will send them to attempt to achieve their necessary variances from the zoning board. If there's no further discussion, roll call.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: So Greg you're off and I think you're going with a favorable recommendation, I don't know of any--

MR. SHAW: May I convey that to the zoning board?

MR. ARGENIO: I think so, yeah.

MR. SHAW: Thank you.

NEXTEL_(06-22)

MR. ARGENIO: Proposed tower and equipment building. This application proposes construction of 120 foot cell tower facility with 12 x 20 foot equipment building with a 50 x 50 fenced in area. Plan reviewed on a concept basis only.

MR. GUADIOSO: Robert Gaudioso with the firm of Snyder & Snyder.

MR. ARGENIO: Tell us what you're looking for.

MR. GAUDIOSO: Seeking a special permit and site plan approval for a telecommunications tower for 120 foot monopole, 240 square foot equipment shelter. We met with Mr. Edsall and submitted a number of documents to the board as part of the special permit requirements. The special permit section on telecommunication towers states that the lot area shall be the amount necessary to meet the setbacks and in this case the setbacks are one and a half the height of the tower which would be 60 feet and we do meet that, however, in the bulk table there's a section for cellular antennas that requires a ten acre lot area, we have approximately 3 acres.

MR. ARGENIO: That would be less.

MR. GAUDIOSO: So the question is whether the bulk table controls or whether the text controls. I don't know the answer. If this is a referral to the Zoning Board I guess we'd have to seek those necessary variances and/or an interpretation of the code on that point.

MR. ARGENIO: Mark, what do you think about this?

MR. EDSALL: I know that the, or I believe, I'll put it that way, the thought process on the setback issue that you referenced in the particulars I believe was

intended to address the issue of structural collapse and in the cases where you have a lease that, collapse zones, and the lease area you have to have reserved for specifically that use. I'm not convinced that that means that there wasn't some thought process in creating the bulk table. I don't know that they're in disagreement, I think it just is two different issues but the zoning board will help us out with that.

MR. ARGENIO: Let them make the determination. Also, Mark, on this tower business, I think in the past we certainly have some towers around New Windsor, I think in the past we've asked for and Joe Minuta kind of jarred my memory prior to the meeting, we've asked for some elevations and renderings of sorts.

MR. EDSALL: Well, one of the things that you obviously procedurally need to do is get it over to the ZBA but the applicant has been very cooperative in discussing with us the impact, potential impacts, visual impacts and where such visual evaluations could be made and I think one thing that could possibly be accomplished even if it's not decided tonight but if the applicant can get some feedback from the board reviewing the package they have proposed certain locations to do the visual impacts, we should probably take advantage of the time while they're at the ZBA, look at this, let them know if we believe those locations are acceptable, then they can proceed when they come back they'd have it ready.

MR. ARGENIO: Joe, would you work on that with Mark?

MR. MINUTA: I'd be happy to do that.

MR. ARGENIO: The reason I'm bringing it up is because I don't want to be unfair at a later date to tell you I'm looking for architectural renderings for the benefit of the board to make a better decision. So it's just a heads up for you now.

MR. GAUDIOSO: Rather than rush out and go ahead and do a balloon test and do renderings without the board's input, we held back and what we submitted as Exhibit 4 was topo map showing 7 different locations that we thought would be appropriate to take photographs from so if in the meantime as was suggested while we're at the zoning board process if you can let us know if those are acceptable, if there are additional locations what we'd like to do is then tell you the date we'll do the balloon test, if you have the opportunity to come out and view it yourself, fine, if not, we'll also take pictures and do the renderings.

MR. ARGENIO: Joe Minuta is our resident architect, he looks at things sometimes through a different lens than the rest of us so he'll work with Mark or you or both to determine those locations and we'll move forward. Again, as I said, we're here for a referral to the zoning board and whether they'll be successful or not in achieving their variances, anybody else have anything on this application?

MR. MINUTA: Just a couple questions. How many areas are you proposing?

MR. GAUDIOSO: One but what we did is we showed in the plans that the tower would be built for four and we also submitted as required by the code a letter of intent saying that Nextel would read and negotiate in good faith, make the tower available for co-location and we submitted that as we're proposing one but capable of holding four.

MR. MINUTA: Then with regard to the package you have provided your current coverage area and provided the dead zones?

MR. GAUDIOSO: Correct, we showed in Exhibit 1 and then 1a, b, c is the number of attachments to one, we showed

the existing coverage, we showed where all our sites are, we showed the proposed coverage, then we looked at as required by the code structures over 35 feet in a two mile radius, we looked at the number of different structures, showed you coverage maps for that and showed you correspondence with two locations that were not interested in leasing to us so that's part of the package.

MR. MINUTA: So I have a note my mind this is right near the Conrail train trestle?

MR. GAUDIOSO: Property abuts it where the train trestle crosses Route 32 just to the south of that.

MR. BABCOCK: Right across from Willow Lane.

MR. MINUTA: So that's basically the lower part of that, okay, that's fine.

MR. GAUDIOSO: We're in the back of the property, it's not a flag lot but shaped like a wide flag pole, we're in the back of the property.

MR. MINUTA: Just for my clarification, the property setbacks meet the fall zone radius?

MR. GAUDIOSO: Correct.

MR. ARGENIO: We're early with this. Anybody have anything else? If not, I'll accept a motion to determine this application incomplete at this time.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare Nextel site plan on Chaleff Lane and Route 32 incomplete at

June 28, 2006

10

this time. No further discussion, roll call.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Thank you, sir. You're on your way.

MR. GAUDIOSO: The only question I had I just took a quick look, does this spell out the necessary variances?

MR. EDSALL: It gives you some corrections that need to be made as far as the data you show in the bulk table and then between the provided values and the corrections you'll make you'll be able to tell which variances and we'll check that when we make the referral.

MR. GAUDIOSO: Thank you for your time this evening, thank you.

MR. ARGENIO: Thank you.

PUBLIC_HEARINGS:

JACOPINO_(FOR_FARICELLIA'S_MARKET)_(05-12)

Mr. Anthony Coppola appeared before the board for this proposal.

MR. ARGENIO: I see you brought the gun with you in the front seat. This is a public hearing for the Jacopino site plan on Walsh Road. Mr. Coppola is going to do a brief presentation to the board as we've seen this a few times and we'll discuss it, I think we've discussed everything we can discuss. If there's anything further we'll discuss it and we'll open it up to the public and public will have the opportunity to comment and we'll look at it again. So Anthony, I want to ask you one thing before we start, anything changed in the plans?

MR. COPPOLA: We corrected the note on the item 4, I believe that was it.

MR. ARGENIO: Correct the parking places?

MR. COPPOLA: We sat down with Mark at a workshop last Wednesday, we discussed the drainage and the parking and we kind of left it that we'd discuss it more tonight.

MR. ARGENIO: That's the compliance with the code or the lack thereof on the parking places.

MR. COPPOLA: We're providing eight parking spaces.

MR. ARGENIO: No, the size.

MR. COPPOLA: We're 9 x 19 so we're okay on the size.

MR. EDSALL: It should be--

MR. BABCOCK: Nine by nine is fine.

MR. COPPOLA: We've got a discrepancy, the 18 has to be changed to a 19, these call for 19.

MR. ARGENIO: Go ahead.

MR. COPPOLA: Real quickly what we're proposing is basically a new second floor over the existing deli that will create two new apartments, we'll have here total on the site would be the existing deli at about 2000 square feet, there's two existing apartments, one in the lower level, one in the detached structure over here and then we'll be adding two apartments on the second floor. Each of those apartments will be about, one will be 1,100 square feet and the other will be 1,300 square feet and the front and the rear we're going to be adding a gable roof, windows all around over the top of the existing masonry building. We're proposing an eight parking space parking lot in the rear with a new access, well, there's existing access off the Clark Avenue, we have already received permission from the neighboring lot, there's a proposed easement that goes along with this that's 12 feet wide to maintain to get into that parking lot, there's going to be a carport there that's going to be removed and there's not too much more as far as the state improvements, it's a very confined site, the existing building takes up most of the the existing site in the front and we also already received variances from the zoning board for use variances and the accompanying area variances that go along with that.

MR. ARGENIO: Okay members, we know why we're here tonight, we've looked at this last time and we voted on this public hearing, I've seen this enough, it's not changed and there's some things that have to be done here, certainly that comment is not meant to silence the other members. Does anybody have anything else that we can possibly talk about about this plan? That not being said, on the 14th day of June, 2006, 10

addressed envelopes went out containing the notice of public hearing pertinent to this application. If there's anybody here in the room that would like to speak for or against this application, please raise your hand and be recognized and you'll be given the opportunity to speak.

MS. NEWLANDER: Diane Newlander. I just have a question. How many, these are pretty substantial apartments, how many bedrooms in each?

MR. COPPOLA: We have floor plans, I think there's two bedrooms in much, let me doublecheck that, I'm sorry, there's three bedrooms in each, each apartment has a kitchen, dining area, living room, one full bath, three bedrooms, I mean 1,300 square foot apartment is fairly large.

MS. NEWLANDER: That's why I asked. Thank you.

MR. ARGENIO: Anybody else? Inasmuch as there's no hands being displayed, I'll accept a motion to close this public hearing.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board close the public hearing on Faricellia's Market, Jacopino site plan. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: The board talked and talked and talked about this, Mike, I'll ask it again, this is probably the third time, seems to be an improvement to the area, improvement to the structure, improvement to the situation over there?

MR. BABCOCK: Yes.

MR. ARGENIO: Do you agree with that statement?

MR. BABCOCK: Yes, I do.

MR. ARGENIO: I have a couple things that I need to do here but again open it up to my contemporaries, do you folks have any other comments you'd like to make or questions you'd like to ask Mr. Coppola. It's your lucky night.

MR. BABCOCK: Once Mr. Coppola does the building plans there will be a complete review of those.

MR. ARGENIO: Certainly you're aware of that, yes?

MR. COPPOLA: Oh, absolutely, no, no, we know that, I mean, what I should mention too is at least a portion of this building would have to be sprinklered under the State Building Code and whatever needs to be required under the Town of New Windsor.

MR. ARGENIO: We have a comment here about the drainage from Mark subsequent to him drafting his comments, I have here municipal highway approved, I have municipal fire approved. Mrs. Jacopino, do you have any questions?

MRS. JACOPINO: No, I don't.

MR. ARGENIO: Inasmuch as we've resolved the highway thing and parking lot, any questions on--we did not

close SEQRA?

MR. EDSALL: No, that was the only open issue, I'm glad Anthony had an opportunity to get back to us.

MR. ARGENIO: I'll accept a motion that we declare negative dec.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare negative declaration on the Faracellia's Market Jacopino site plan. No further discussion, roll call.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: There's some subject-tos here, I'll read them in and Mark will check me to see that I have not made any mistakes, if there's nothing else that anybody has, certainly Mrs. Jacopino would be thrilled if somebody would make a motion for final approval.

MR. MINUTA: I have only one comment, the plan that's been shown is very conducive, I'd like that to remain not just I assume vinyl is proposed that we do something that's banded that does look appropriate, the presentation you've shown tonight is good.

MR. COPPOLA: Thank you.

MR. ARGENIO: Okay.

June 28, 2006

16

MR. MINUTA: I'll move the motion.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board offer final approval for Faricellia's Market Mrs. Jacopino site plan subject to the following number 2 and all the bullets associated therewith and I think that's it. Roll call.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

REGULAR_ITEMS:

NEW_WINDSOR_BUSINESS_PARK_LOT_LINE_CHANGE_(06-21)

Ms. Kathy Dewkett appeared before the board for this proposal.

MR. ARGENIO: New Windsor Business Park Route 300, proposed lot line change to accommodate 6,106 square foot office addition to the existing building. This is over near Neil Schlesinger's building, I think everybody is familiar with this. This is the New York Life building, is that correct?

MS. DEWKETT: Yes.

MR. ARGENIO: Go ahead, Miss Dewkett.

MS. DEWKETT: I guess the first thing we're going to discuss is the lot line change and basically what we're doing is taking land from what's known as parcel 16.1 and adjoining it with parcel 16.4 to accommodate an addition to the building. So this is the existing building here and the addition is shown on the plan here but it would probably be easier if we showed the site plan, so this is the existing New York Life building, we're proposing an addition to it that's just over 6,100 square feet and this will be additional parking to accommodate the building. We were here the end of May and did not have any comments from the board, we did have some comments from the fire inspector and those were to provide 30 foot aisle widths for a parking lane, to add a, to make sure that the building was sprinklered, they wanted to see the sprinkler plan and also to add a fire hydrant so we did add a fire hydrant to the front of the building, we have a 30 foot--

MR. ARGENIO: Let me interrupt you for just one second. I'd like to proceed sequentially in a fashion in which

Mark has this outlined in the fashion that the application is numbered and the first thing is the lot line change and I think that's a relatively simple thing if we can dispose of that and then I'd like to talk about the site plan.

MS. DEWKETT: Okay.

MR. ARGENIO: I don't know what more you can tell us about the lot line change.

MS. DEWKETT: Probably nothing.

MR. ARGENIO: If there's any meat here it's certainly in the site plan. Mark, what about bullet number 2 layout and zoning compliance with lot 6.1, what's the deal with that?

MR. EDSALL: It's a matter of just having the surveyor prepare a larger scale drawing that would show the entirety of lot 16.1. My experience with the County Clerk's Office is that they want to see it minimum and overall plot of both parcels and with that on the plan and having a bulk table added they could for the record demonstrate that lot 16.1 still meets zoning.

MR. ARGENIO: But you believe it is in compliance?

MR. EDSALL: I don't see it as any problem.

MR. ARGENIO: That's my question right there. For the lot lane change I'll accept a motion that we declare ourselves lead agency under the SEQRA process.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare itself

lead agency under the SEQRA process. No further discussion, roll call.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I want to probe number 5 a bit with you, Mark, but right now--

MR. EDSALL: Five is a non-issue because when Myra faxed over the County Planning Department response it lists both site plan and lot line so it's a non-issue.

MR. ARGENIO: This lot line change I'm going to hear from everybody about the public hearing and again when I ask you about the public hearing we're talking about preliminary and final on this application. Howard, do you see any need for a public hearing on this?

MR. BROWN: Yes.

MR. ARGENIO: Howard, this is not for the site plan application, this is just for the lot line change.

MR. BROWN: No, not for the lot line change.

MR. ARGENIO: Joe?

MR. MINUTA: No.

MR. GALLAGHER: No.

MR. ARGENIO: I agree with that, I don't see the need for it. I'll accept a motion that we waive the public hearing both preliminary and final.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board waive preliminary and final public hearing for the lot line change. No further discussion, roll call.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Mark, am I missing anything here?

MR. EDSALL: It's straightforward, I would think if you are so inclined you could make it subject to revising the map as outlined.

MR. ARGENIO: That's the map that will be filed?

MR. EDSALL: With the county.

MR. ARGENIO: At the county level, okay, unless anybody takes exception to that, I'll accept a motion for final approval for this.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board offer final approval for the New Windsor Business Park lot line change on Temple Hill Road subject to the map being corrected. Do you understand that?

June 28, 2006

21

MS. DEWKETT: Yes.

MR. ARGENIO: No further discussion, roll call.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

NEW_WINDSOR_BUSINESS_PARK_SITE_PLAN_AMENDMENT_(06-20)

Ms. Kathy Dewkett appeared before the board for this proposal.

MS. DEWKETT: This is 6,106 square feet. We have accommodated a 30 foot aisle in the back and in the side, we did not, we followed the existing parking configuration along the front which was 25 feet at the time this building was approved.

MR. ARGENIO: Twenty-five feet was proposed at that time?

MS. DEWKETT: That's right, in order to, and Mark and I and the fire inspector worked out a compromise in that we're going to eliminate this parking place here and this parking place here to accommodate turning radius, better turning radius for the fire trucks.

MR. ARGENIO: For the benefit of the other members, I do have a memo here from Barney Bedetti acknowledging what Miss Dewkett just said. So that's good. Go ahead.

MS. DEWKETT: We did provide a fire hydrant in the front and that's on the revised plans.

MR. MINUTA: With regard to the turn radius that will be consistent throughout the lot?

MS. DEWKETT: We already had a 30 foot aisle here and 30 foot aisle here so it was only this portion right here that was only 25 and again it was to follow the same parking line as in the existing building.

MR. MINUTA: Thank you.

MR. ARGENIO: County responded, they tell us local determination, Myra has that letter here.

MR. GALLAGHER: Changing any curb cuts close to the road?

MS. DEWKETT: No, you'll be seeing the existing curb cut here, this is also an existing curb cut here but we're not, there's a piece of curb that comes around and we're going to be removing that but not within the DOT's right-of-way.

MR. MINUTA: There's an opportunity for some landscaping on the radius.

MS. DEWKETT: Well, since we're removing them to accommodate the fire trucks, I'm not sure that would be appropriate.

MR. MINUTA: Well, we're providing a radius for the fire trucks to go through so there will be a remainder of those spaces left.

MS. DEWKETT: Of the one space.

MR. MINUTA: Correct.

MS. DEWKETT: We might be able to put in something that wouldn't--

MR. BABCOCK: It's 4 1/2 foot.

MR. EDSALL: It's questionable only because he's looking to develop with the trailing wheel on the aerial turning radius and that trailing wheel gets kind of tight so you'd be left with probably 5 x 5 foot at the most which isn't much.

MR. MINUTA: Thank you.

MR. ARGENIO: Kathy, can you show us the landscape plan here or is that the landscaping on the site plan?

MS. DEWKETT: The landscaping is on the site plan.

MR. ARGENIO: You are running it with some type of trees, what are the trees, bushes, what are they?

MS. DEWKETT: Let me look at the plan.

MR. ARGENIO: White pines, okay, that's nice. You see that, Joe, they've got white pines around the whole thing.

MS. DEWKETT: Yes.

MR. ARGENIO: Mark, why does comment number 5 is that conditional final site plan approval?

MR. BABCOCK: Cause there's conditions, the bullets under number 5.

MR. ARGENIO: There's no Department of Health or anything like that.

MR. EDSALL: No.

MR. BABCOCK: Just his bullets.

MR. EDSALL: Yeah.

MR. BABCOCK: I would like to say one thing, Mr. Miller, this is Mr. Miller, he's the one that's got the IRS building and all the other buildings right here on this thing, the landscaping usually on his buildings is very nice, he does a very nice job.

MR. ARGENIO: Joe, did you have anything else?

MR. MINUTA: Let's see here, the building itself is going to be in kind with the existing aesthetic of the buildings?

MS. DEWKETT: Yes, we're providing a courtyard in the center too so--

MR. MINUTA: Light poles, lamps, they'll also be in kind?

MS. DEWKETT: Yes.

MR. MINUTA: Do we have any fall-out onto the property that will be intrusive, Mark?

MR. EDSALL: No, I don't know that we went that far, we can probably check.

MR. BABCOCK: Actually happens to be his property too which he's talking about developing.

MR. EDSALL: And to be honest with you, my expectation is that because it's an existing site whatever they put in is going to match what's there and we reviewed that and had no problems with it, so it could be a condition that they have to match the existing lighting which I'm sure that's what he's going to do.

MS. DEWKETT: That's what we show, the details that we show.

MR. MINUTA: Thank you.

MR. ARGENIO: Danny?

MR. GALLAGHER: I have nothing else.

MR. ARGENIO: Howard?

MR. BROWN: No.

MR. ARGENIO: Yeah, there's some things to do here, I don't see a lot going on here. Kathy, you are familiar

with Mark's comment 2, bullet number 3, the metes and bounds for the combined parcels should be added in a note referencing, the surveyor should be provided, do you have these comments?

MS. DEWKETT: I just got them now.

MR. ARGENIO: Orange County Planning Department's cleaned up, there are some minor housekeeping items under number 5, some business he has to take care of with the county, the parking calculation's been revised, you have to submit the revised plan to the fire inspector that reflects the arrangement agreed to. Bond estimate needs to be submitted, you have to get squared away with DOT on the storm water. Unless anybody has anything else, I'll accept a final approval for this application subject to what I just read in which is essentially Mark's number 5.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board grant final approval to New Windsor Business Park site plan amendment represented by Kathy Dewkett. If there's no further discussion, roll call.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

APPLE_RIDGE_SUBDIVISION_(06-24)

Mr. Joe Pfau of Petryzak & Pfau appeared before the board for this proposal.

MR. ARGENIO: This is a preliminary review, conceptual review if you will, we're reviewing these plans on a concept basis folks to see how we like the concept.

MR. ARGENIO: Sir, what's your name? My name is Joe Pfau with Petryzak & Pfau. I'm representing the applicant, Steve Esposito did the initial concept plan for this project and our firm will be doing the engineering work and surveying work which we have completed a substantial amount of surveying work. As you will recall, this piece of property, a portion of it was approved by this board, 4 lot subdivision coming off Shaw Road, those lots are indicated here as E1, 2, 3 and 4 and they're on the southerly, the southeasterly side of Shaw Road. Our proposal is a loop road through the subdivision site in and out to two accesses onto Shaw Road with a total of an additional 45 lots for a maximum 49 lot subdivision.

MR. ARGENIO: What's your smallest lot size?

MR. PFAU: Smallest lot size is I believe 1.87 acres, the 80,000 square feet. And what we have done is we prepared a table of constrained acreage, gross acreage and net acreage to verify that all the lots as shown do have the required net acreage. These lots will be served by individual wells and septic systems. We have done a number of soils testing out at the site already probably about 75 to 80 percent of the soils tested within complete testing has been completed in the proposed areas of construction. You will see there's an Army Corps wetlands which is through the center of the site that's been field delineated and located.

MR. ARGENIO: Who delineated it?

MR. PFAU: Robert Torgeson and located by our firm.

MR. ARGENIO: Bill, you know him, don't you?

MR. STEIDLE: Very well.

MR. ARGENIO: How is he?

MR. STEIDLE: He's certainly a smart fella, he does many of them, he's done so many it's unbelievable how many wetlands he's done.

MR. PFAU: And there's also a couple smaller other pockets, there's a small triangular pocket of Army Corps of wetlands here which is probably into the bed across here and there's also two existing ponds on site other than that.

MR. ARGENIO: That's not a pool that you've rendered there, that's a pond, isn't it?

MR. PFAU: That's correct.

MR. ARGENIO: To your left.

MR. PFAU: That's just a conceptual location for storm water management ponds, they have not been designed at this point, these are just concept areas, low casing where we believe they'll probably go based on topo.

MR. ARGENIO: So you have an idea of how your SWPPP will come together?

MR. ARGENIO: You have a lot of lots packed into the cul-de-sac.

MR. PFAU: Yes, there's a total of I believe 12 lots total, yes, all 12 have access to that cul-de-sac and we have also provided a 50 foot access for potential

future through road, we have actually provided that in two different locations.

MR. ARGENIO: You have a copy of Mark's comments?

MR. PFAU: Yes, I do. With regards to the bulk requirements, there's no problems with those revisions and as I said earlier we'll be doing the preliminary plans on this which will be the survey plats will be signed by a licensed land surveyor.

MR. ARGENIO: You have to go to DOH.

MR. PFAU: That's correct.

MR. ARGENIO: You know that?

MR. PFAU: Yes, absolutely.

MR. ARGENIO: How close were they to the threshold on the timing of that?

MR. EDSALL: Just the number of lots itself kicks it way over.

MR. ARGENIO: That's not even timing at that point.

MR. EDSALL: Not even timing, all they needed was five lots under five acres and they were there they certainly met that.

MR. ARGENIO: How many feet of road is there now about roughly is it 3,000 feet?

MR. PFAU: That would be a good guess.

MR. PFAU: I'd say closer to four.

MR. ARGENIO: Again, this is conceptual, guys, does anybody have anything that they conceptually would like

to offer Mr. Pfau at this point?

MR. MINUTA: What type of community is your client bringing to New Windsor there? Is there an idea as far as types of homes, size, cost?

MR. WALKER: Mike Walker, I'm the applicant on the project. We're at this point looking to do an upscale type development, do some nice entry features on the job, probably build homes in the 3,500 to 4,200 square foot range. We're aware of where the market is right now, we know things are slowing but we see an opportunity here to have a unique community probably and market it with an absorption rate somewhere around 200 units, 3 units over, you know, a three or four month period so sell it out over a three year period say so I think we can do a nice job of that.

MR. ARGENIO: Probably that upper end market is probably less phased by interest rates and things of that nature.

MR. WALKER: That's correct.

MR. MINUTA: So we're not talking your standard bi-level.

MR. WALKER: No, what we'll do is as we go through the process we'll bring in some architectural plans to look at, give you an idea of what we're planning to do. Certainly it's not only to the community's benefit but to our benefit to do a nice home, lot of stone on the homes and some brick so do things a little bit differently.

MR. ARGENIO: Joe, you're developing a reputation for yourself, he offered the architectural renderings without anybody asking.

MR. MINUTA: Thank you.

MR. ARGENIO: Howard, do you have any questions?

MR. BROWN: No.

MR. GALLAGHER: No.

MR. ARGENIO: I don't think so. This is early on. We'll certainly have the opportunity to review this at a later date. My only comment is cul-de-sac looks a little busy, there's quite a few lots down there, that's my only comment. You're not looking for anything else tonight, are you? I hope not.

MR. PFAU: I don't think so.

MR. ARGENIO: Cause you're out of luck if you think you are. Thank you.

MR. EDSALL: Mr. Chairman, we could if you believe there's enough to at least start SEQRA, I know I didn't include that but we could probably do a lead agency letter and get that out to get that out of the way.

MR. ARGENIO: Mark, do we typically, yeah, we do that.

MR. EDSALL: If we can ask Joe to submit.

MR. ARGENIO: We did that on the subdivision over on Kings Road, didn't we?

MR. EDSALL: Yeah, I mean, the SEQRA regulations tell you to circulate as soon as possible but obviously unless you have enough information it's not worth it. These plans plus the full EAF if Joe gets his 8 copies of each we could get that letter started.

MR. ARGENIO: I think we can do that if anybody agrees with me, I'll accept a motion that we circulate lead agency coordination letter on this Apple Ridge

subdivision project.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board circulate lead agency coordination letter on the Apple Ridge subdivision. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Thank you very much.

NEW_WINDSOR_BUSINESS_PARK_LOT_LINE_CHANGE_(06-21)_

(CONTINUED)

MR. ARGENIO: I'll accept a motion that Town of New Windsor Planning Board declare negative dec on the New Windsor Business Park lot line change application 06-21.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning board declare negative dec on the New Windsor Business Park lot line change. If there's no further discussion, roll call.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Motion to adjourn?

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE

June 28, 2006

34

MR. ARGENIO

AYE

Respectfully Submitted By:

Frances Roth
Stenographer

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